

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use OnlyDate Received: 9/21/05

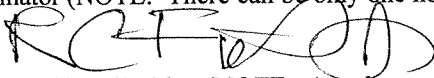
Date Accepted: _____

Planning District: _____

Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATIONName: R. C. Fields, Jr. & Associates, P.C. Daytime Phone: 703 549-6422Address: 730 S. Washington Street Alexandria, Va. 22314Nominator E-mail Address: rcfields@rcfassoc.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

RC Fields/Agent

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

N/AAnyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Surveyor/Engineer**SECTION 2: GENERAL INFORMATION**Check appropriate supervisor district: ☐ Braddock ☒ Lee ☐ Mason ☐ Mount Vernon ☐ SpringfieldTotal number of parcels nominated: 6Total aggregate size of all nominated parcels (in acres and square feet): 236901 sq. ft. 5.4385 acresIs the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

See attached

Current Plan Map Designation: 8-12 DU/Ac with conditions

Proposed Comprehensive Plan Designation: 8-12 DU/Ac

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	43-65
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:



Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

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SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0922 01 0020 /	Nathan D. Bozarth	6521 South Kings Hwy.	10614 Belmont Blvd. Lorton, VA 22079	1.2689	
0922 01 0021	same as above	6515 South Kings Hwy.	same as above	0.205	
0922 01 0019	Mary M. and George A Booterbaugh	6531 South Kings Hwy.	6531 South Kings Hwy. Alexandria, VA 22306	0.5097	7004 0750 0002 5695 9438
0922 01 0018	Michelle Anderson Thomas Connolly	6535 South Kings Hwy.	4304 Upland Dr. Alexandria, VA 22310	0.6643	7004 0750 0002 5695 9445
0922 01 0017	Harry P. Lehman Anna M. Hicks et al	6539 South Kings Hwy.	221 North Abingdon St. Arlington, VA 22203	0.8126	7004 0750 0002 5695 9452
0922 01 0016G	Harry P. Lehman	6545 South Kings Hwy.	221 North Abingdon St. Arlington, VA 22203	1.978	7004 0750 0002 5695 9469

CONCEPT FOR FUTURE DEVELOPMENT

The southern portion of the Penn Daw Community Business Center and the western portion of Beacon/Groveton and Hybla Valley/Gum Springs Community Business Centers are located in this sector. The remainder of the sector is recommended to develop as Suburban Neighborhoods.

RECOMMENDATIONS

Land Use

The Hybla Valley Community Planning Sector contains stable residential neighborhoods. Infill development within this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Richmond Highway Corridor Area

Recommendations and policies for the Richmond Highway Corridor are provided in the Richmond Highway Corridor section of the Plan which addresses land use issues and recommendations for the entire corridor. Recommendations are given in a north to south orientation and include the designated Community Business Centers and areas between these centers. Community Business Centers in Sector MV2 include the southern portion of Penn Daw, and the western portions of Beacon/Groveton and Hybla Valley/Gum Springs.

Outside Richmond Highway Corridor

Figure 33 indicates the geographic location of land use recommendations for this sector.

1. Groveton Gardens apartment development is planned and should be completed at 16-20 dwelling units per acre: (Tax Map 92-4((1))13). Adequate buffering should be provided to adjacent detached homes on the east side of Harrison Lane. Part of this area of Groveton Gardens falls within the Huntley Historic District which imposes additional restrictions that are addressed in Sector RH7 of the Rose Hill Planning District Plan.

2. Parcels 92-2((1))16G-21 located on the east side of South Kings Highway adjacent to Beacon Field Apartments are planned for residential use at 8-12 dwelling units per acre, provided the following conditions are met:



Full consolidation of all lots is achieved;



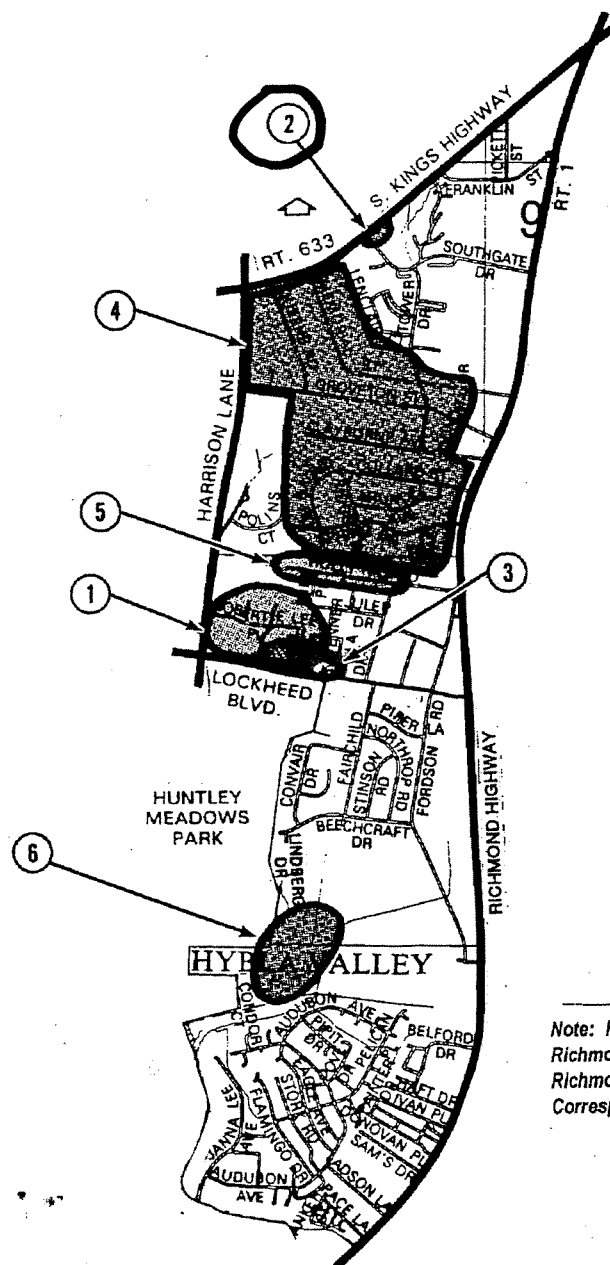
Proposed development is compatible with surrounding development;

- A transition is provided between the apartments to the east and townhouse complex to the west;



All vehicular access is provided from Southgate Drive; and

- Environmental impacts are mitigated.



Note: Recommendations for areas in the Richmond Highway Corridor are found in the Richmond Highway Corridor Area Plan. Corresponding maps are included in that plan.

LAND USE RECOMMENDATIONS
 GENERAL LOCATOR MAP

FIGURE 33

September 20, 2005

Fairfax County Planning Commission Office
County Government Center, Suite 330
12000 Government Center Parkway
Fairfax, VA 22035

RE: Parcels 92-2-01-(16G thru 21) Text Amendment

To Whom It May Concern:

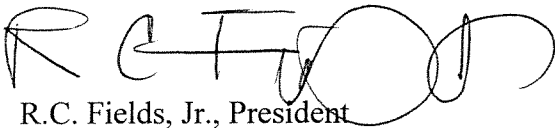
On behalf of my client, Nathan Bozarth, owner of referenced parcels 20 and 21, we are hereby requesting an amendment to the text language to allow development at the current plan designation. The text language would need to eliminate the requirement for full consolidation and allow vehicular access to South Kings Highway. Full consolidation has not been achievable because adjacent parcels have no desire to develop at this time.

Mr. Bozarth would like to develop his parcels and access South Kings Highway at the intersection of Brick Hearth Court. He could then provide interparcel access to adjacent properties and they could be developed as time permits.

The Plan text requirement to access Southgate Drive is not feasible because the Parcel 16D, adjacent apartment property, is zoned R-20 and is probably part of a rezoning for that development.

We appreciate your consideration and assistance in this request.

Respectfully submitted,



R.C. Fields, Jr., President

R.C. FIELDS, JR. & ASSOCIATES, P.C.



FEET

Map for a 30' x 30' based on USGS 1:24,000 scale
71/2 minute Quad. Virginia Coordinate System
values are of 1983 North Zone in U.S. feet based on
NAD 83/93 High Precision GPS Network adjustment
National Geodetic Vertical Datum 1929

GENERAL NOTES

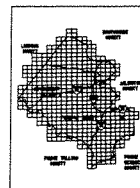
ZONING

Provisions and Covenants.

The use or development of the property or properties subject of the rezoning application submitted is restricted beyond the designated zoning district regulations by protected conditions (*) or covenants (*). A complete explanation is provided on page 1 of the official zoning map.

Zoning revised to: 12/27/04
subsequent changes not reflected.

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax County does not provide any guarantee of accuracy or completeness regarding the map information. Any error or omission should be reported to the Fairfax County Geographic Information Services Branch of the Department of Information Technology. In no event will Fairfax County be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of the map or information it contains.



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SHEET INDEX

PROPERTY MAP

ZONING

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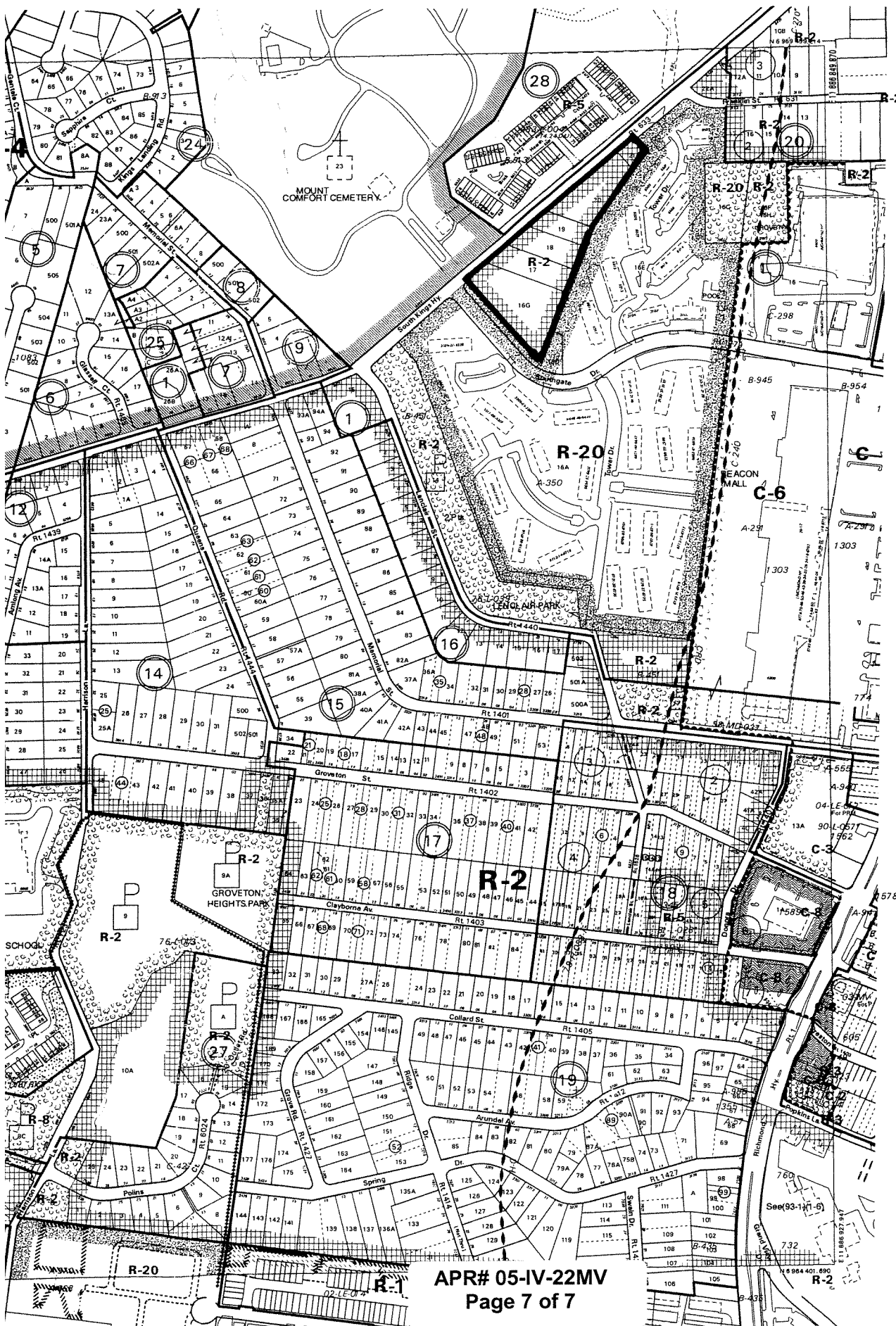
Revised to: 12/27/04

Prepared by:

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Enterprise Services Division
Geographic Information Services
13000 Government Center Parkway, Suite 117
Fairfax, Virginia 22035-0010
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File Creation Date: 27 Dec 04



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